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Hawker Way, Pineham, NN4 9EW

£390,000 Detached

4 2 1



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk



Property Summary

NICELY POSITIONED DETACHED HOUSE ? An attractive, nicely presented, four bedroom detached house situated on the popular PINEHAM development with local amenities.

Features & Utilities

- ✓ Modern Detached House
- ✓ Double Glazing
- ✓ Gas Radiator Heating
- ✓ Four Good Size Bedrooms
- ✓ Two Bathrooms
- ✓ Enclosed Garden
- ✓ Driveway
- ✓ Garage
- ✓ Popular Pineham Development

Property Overview

NICELY POSITIONED DETACHED HOUSE – An attractive, nicely presented, four bedroom detached house situated on the popular PINEHAM development with local amenities. Other benefits include gas central heating, double-glazing and accommodation comprises entrance hall, cloaks/WC, lounge with picture window doors to garden, kitchen/dining room with offset utility room, first floor landing, four bedrooms (master en-suite), family bathroom, front and rear gardens and a driveway leading to a detached single garage. Estate Management Fee: £110 pa. EPC Rating: B. Council Tax Band: E

ENTRANCE HALL

Entrance door. Radiator. Staircase rising to first floor landing. Doors to:

WC

Radiator. Suite comprising low level WC and wash hand basin. Tiled walls.

LOUNGE 5.89m x 3.43m (19'3" x 11'3")

Patio doors opening onto rear garden creating ample natural light. Radiator.

KITCHEN/DINING ROOM 5.94m x 3.57m (19'5" x 11'8")

Three uPVC double glazed windows. A range of wall and base units with marble work surfaces. One and a half bowl sink and drainer. Double oven, gas hob and extractor. Tiling to splash back areas. Built in fridge/freezer.

UTILITY

Tiled floor. Radiator. Built in washing machine.

FIRST FLOOR LANDING

Airing cupboard. Radiator. Doors to:

BEDROOM ONE 2.66m x 0.47m (8'8" x 1'6")

uPVC double glazed window. Radiator. Built in wardrobe. Door to:

EN-SUITE

Suite comprising double shower, low level WC and wash hand basin.

BEDROOM TWO 2.91m x 3.57m (9'6" x 11'8")

uPVC double glazed window. Radiator. Built in wardrobe.

BEDROOM THREE 2.92m x 3.17m (9'6" x 10'4")

Two uPVC double glazed windows, filling the room with natural light. Radiator. Built-in wardrobe.

BEDROOM FOUR 2.61m x 2.37m (8'6" x 7'9")

uPVC double glazed window. Radiator. Built-in wardrobe.

BATHROOM

Suite comprising bath with power shower over, low level WC and wash hand basin. Heated towel radiator. Combining functionality with a clean, modern finish.

OUTSIDE

FRONT GARDEN

GARAGE 3.14m x 6.31m (10'3" x 20'8")

Up and over door. Courtesy door.

REAR GARDEN

The rear garden features both a patio area and a lawn, providing the perfect setting for outdoor dining and entertaining. A door offers direct access to the garage, adding convenience and practicality.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTE

We have been advised of the following: Estate Management Fee: £110 pa. This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

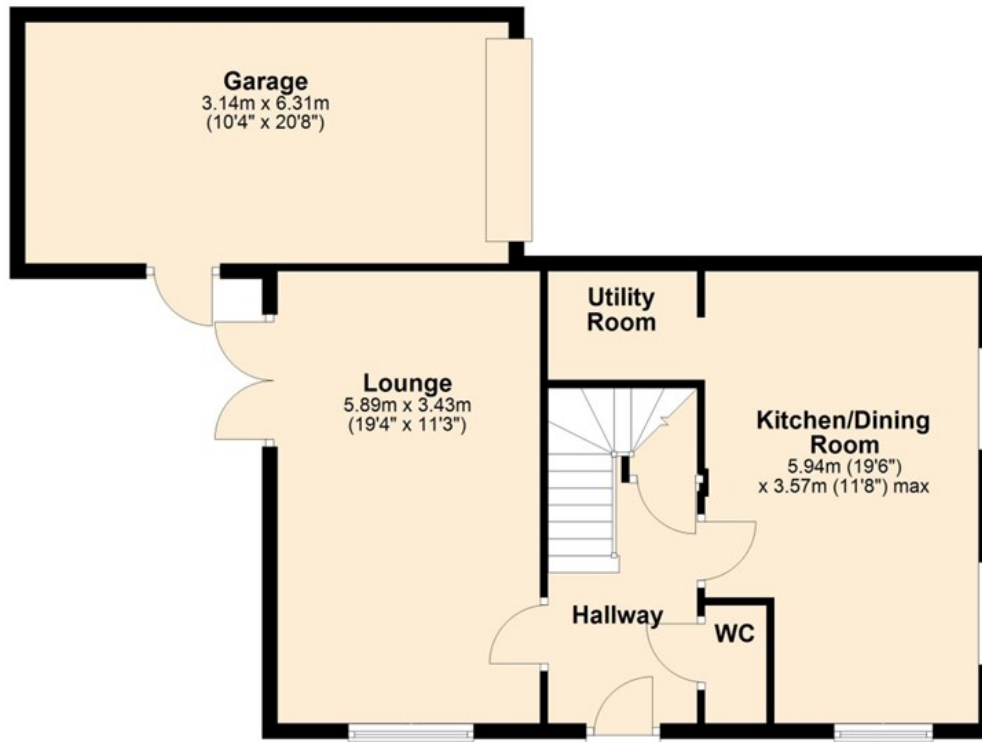
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

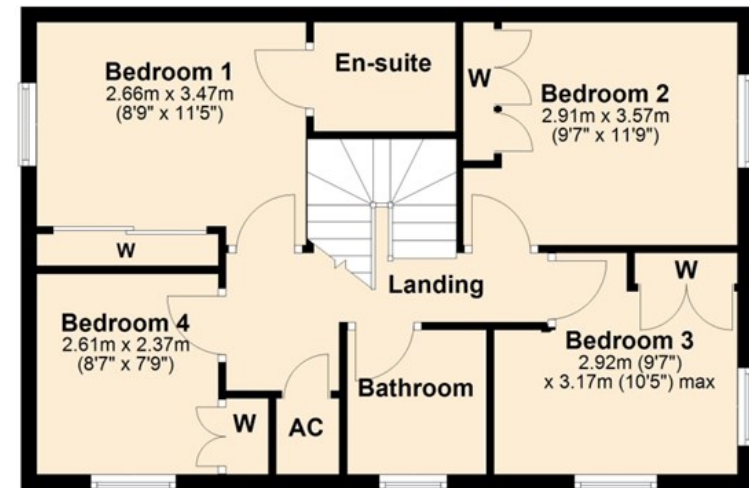
Ground Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 127.9 sq. metres (1377.0 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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